156.0	0001	0003.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	705,000 / 705,000
					USE VALUE:	705,000 / 705,000
					ASSESSED:	705,000 / 705,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
226		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FANTASIA LUIGI & KAREN E
Owner 2:	
Owner 3:	
Street 1:	226 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FANTASIA LUIGI & KAREN E -
Owner 2:	-
Street 1:	226 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,200 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 1695 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5200.000	301,800		403,200	705,000
Total Card	0.119	301,800		403,200	705,000
Total Parcel	0.119	301,800		403,200	705,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.98 | /Parcel: 415.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103532

GIS Ref

GIS Ref

Insp Date 06/11/18

!12194!

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0001-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,800	0	5,200.	403,200	705,000	705,000	Year End Roll	12/18/2019
2019	101	FV	235,000	0	5,200.	403,200	638,200	638,200	Year End Roll	1/3/2019
2018	101	FV	235,000	0	5,200.	339,800	574,800	574,800	Year End Roll	12/20/2017
2017	101	FV	235,000	0	5,200.	311,000	546,000	546,000	Year End Roll	1/3/2017
2016	101	FV	235,000	0	5,200.	265,000	500,000	500,000	Year End	1/4/2016
2015	101	FV	225,700	0	5,200.	230,400	456,100	456,100	Year End Roll	12/11/2014
2014	101	FV	225,700	0	5,200.	213,100	438,800	438,800	Year End Roll	12/16/2013
2013	101	FV	225,700	0	5,200.	202,800	428,500	428,500		12/13/2012

PRINT

Date	Time
12/11/20	02:18:08

LAST REV

Date	Time
07/05/18	09:09:09

apro

12194

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIGGINS BERTTRA	31218-118		3/16/2000	Family	75,000	No	No		
HIGGINS BERTTRA	24662-96		6/30/1994		238,500	No	No		Y

USER DEFINED

Prior Id # 1:	103532
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	Meas/Inspect	BS	Barbara S
12/15/2008	Measured	372	PATRIOT
10/26/2000	Hearing N/C	163	PATRIOT
1/22/2000	Inspected	197	PATRIOT
11/24/1999	Measured	268	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5200		Sq. Ft.	Site		0	70.	1.11	7									403,199						403,200	

Total AC/HA: 0.11938 | Total SF/SM: 5200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 403,199 | Spl Credit | Total: 403,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410105
Depreciation:	108268
Depreciated Total:	301838

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

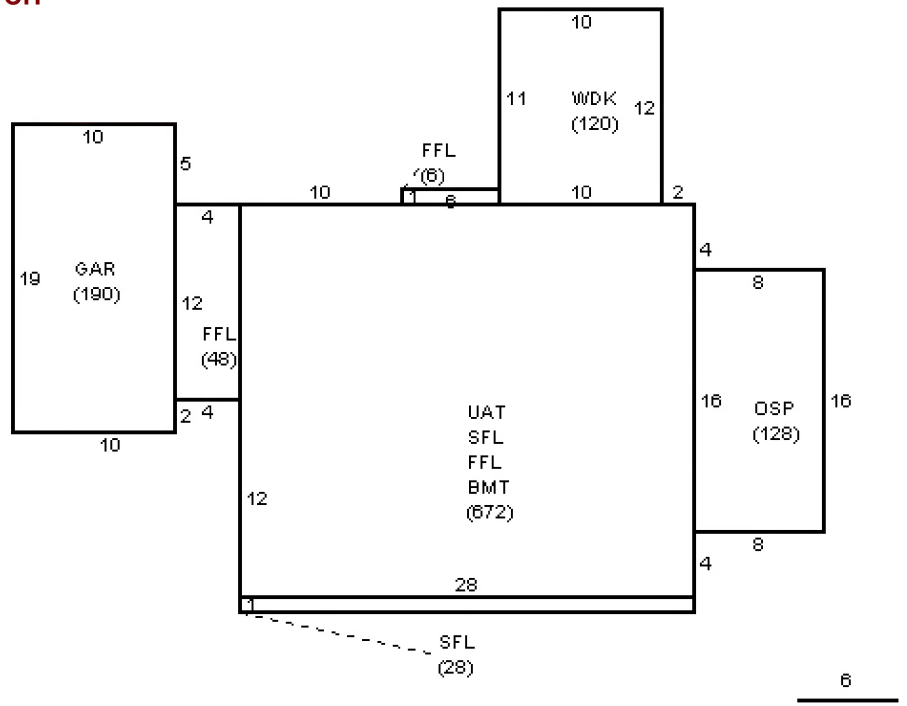
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	111.61
Final Total:	301800	Val/Su SzAd	211.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	726	182.230	132,300
SFL	Second Floor	700	182.230	127,562
BMT	Basement	672	68.880	46,290
GAR	Garage	190	28.160	5,349
UAT	Upper Attic	168	72.890	12,246
OSP	Screen Porch	128	32.330	4,138
WDK	Deck	120	14.330	1,720

Net Sketched Area:	2,704			Total:	329,605
Size Ad	1426	Gross Are	3208	FinArea	1695

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0001-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc